

CONDOMINIUM SELLER'S CERTIFICATE

IMPORTANT NOTICE: This information is valid only up to the preparation date stated below.

Condominium Certificate concerning Condominium Unit _____, in Building _____, of _____, a condominium project, located at _____ (Address), City of, _____, County of, _____, Kentucky, on behalf of the condominium owners' association (the Association) by the Association's governing body (the Board).

- A. The Declaration ☐ does ☐ does not contain a right of first refusal or other restraint that restricts the right to transfer the Unit. If a right of first refusal or other restraint exists, see Section _____ of the Declaration.
- B. The monthly common expense assessment for the Unit is \$_____ per _____.
- C. There ☐ is ☐ is not a common expense or special assessment due and unpaid by the Seller to the Association. The total unpaid amount is \$_____ and is for _____.
- D. Other fee amounts ☐ are ☐ are not payable by Seller to the Association. The total unpaid amount is \$_____ and is for _____.
- E. Capital expenditures anticipated by the Association for the current, and if known, next two (2) fiscal years are \$_____.
- F. Reserves for capital expenditures are \$_____; of this amount \$_____ has been designated for _____.
- G. Attached are the current operating budget of the Association and most recent regularly prepared balance sheet and income and expense statement, if any, of the Association.
- H. The amount of any unsatisfied judgments against the Association is \$_____.
- I. There ☐ are ☐ are not any suits pending against the Association. The status of the suits is _____.
- J. The Association ☐ does ☐ does not provide insurance coverage for the benefit of unit owners. A statement describing any insurance coverage provided for the benefit of unit owners is attached.
- K. A portion of the condominium ☐ is ☐ is not situated upon a leasehold estate. The remaining term of any leasehold estate that affects the condominium is _____ and the provisions governing an extension or a renewal of the lease are: _____.

Condominium Seller's Certificate Concerning:

(Address of Property)

L. The name, mailing address and telephone number of the Association's managing agent are:

Name and Telephone Number of Agent: _____

Mailing Address: _____

Initialed for identification by Buyer(s) _____ and Seller(s) _____

This certificate was prepared for the Association by: _____,
who is: (Title) _____

Signature: _____ Date: _____

REQUIRED ATTACHMENTS:

1. Operating Budget & any Balance Sheets
2. Insurance Summary
3. Rules and Bylaws of the Association
4. The Declaration other than Plats & Plans